

194, High Street, West Molesey, Surrey, KT8 2LX

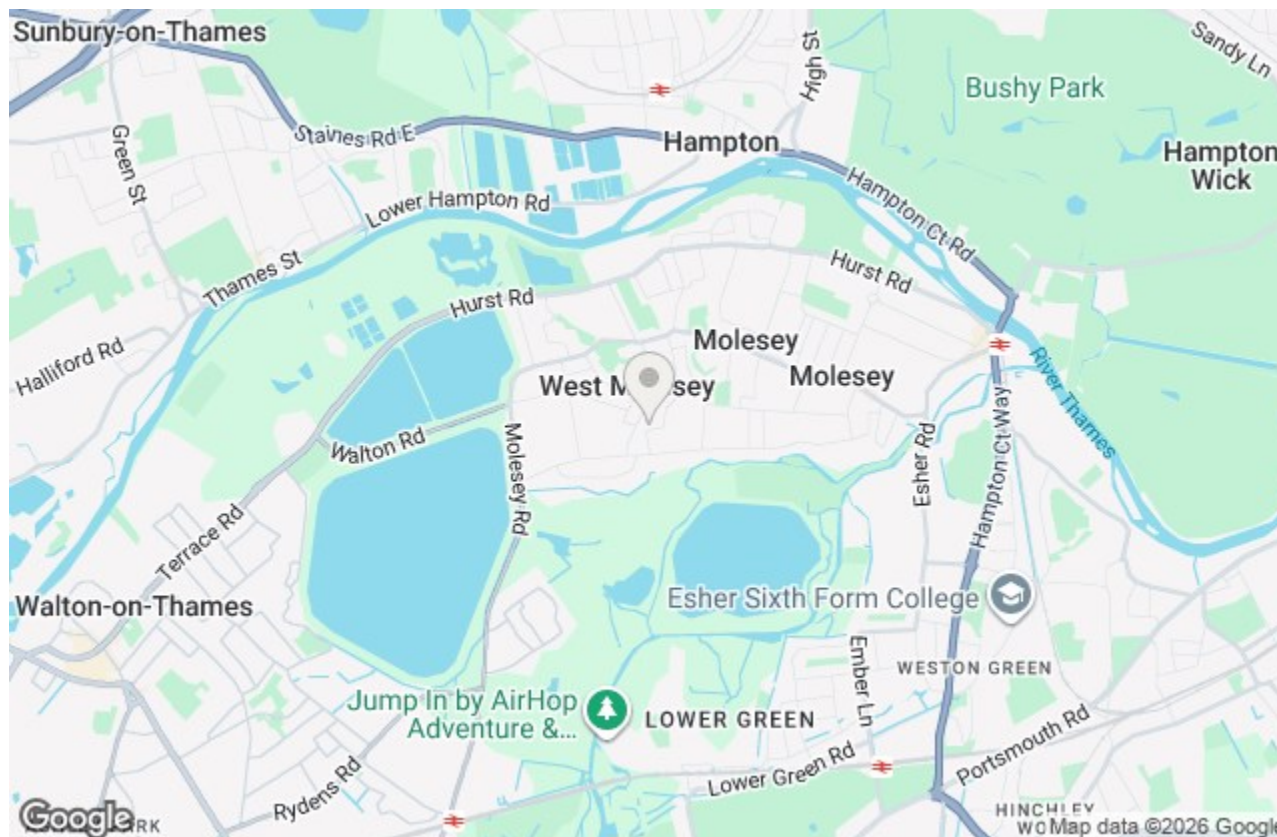
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £450,000 Freehold

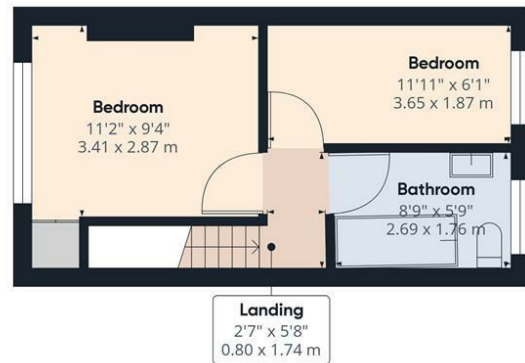
Harmes Turner Brown are pleased to offer to the market this beautifully presented two bedroom mid terrace 1930's house situated on this popular residential road in West Molesey, conveniently located for local shops, East Molesey village, schools and buses to Hampton Court with its Palace, restaurants and train station (ideal for commuter, zone 6). The accommodation comprises:- entrance hallway, living room with open fireplace which leads onto a modern open plan dining area with under stairs storage. The dining space also opens onto a stunning recently fitted modern kitchen with integrated appliances and door leading out to rear garden. There is also a utility room and a modern cloakroom with WC. The whole of the ground floor has wooden flooring throughout and has a bright and airy feel. Upstairs there is a landing with access to two good sized bedrooms, the master with fitted wardrobes and a modern family bathroom. Externally, there is a well maintained tidy garden which is mostly laid to lawn with shrub borders, decking area and pathway leading to the end of the garden where there is a timber built shed and a rear access gate. There is also a front garden again mostly laid to lawn with path leading to front door. Benefits also include double glazing and gas central heating throughout. Potential to add more space STPP. Council tax band C. Please contact our East Molesey on 0208 001 8385 to arrange a viewing.



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Floor 0



Floor 1

Approximate total area¹⁾
642.61 ft²
59.7 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- OPEN PLAN LIVING/DINING AREA WITH WOODEN FLOORING
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- DOUBLE GLAZING
- RECENTLY FITTED KITCHEN
- UPSTAIRS BATHROOM
- GARDEN WITH DECKING AND LAWN
- GAS CENTRAL HEATING
- BRIGHT AND AIRY SPACE

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract